162.0	0002	0028.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	985,000 / 985,000
					USE VALUE:	985,000 / 985,000
					ASSESSED:	985,000 / 985,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		LINDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITNEY DAVID W & SHARON C
Owner 2:	
Owner 3:	
Street 1:	49 LINDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SMITH HERBERT H & GLADYS F -
Owner 2:	-
Street 1:	49 LINDEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-5913

NARRATIVE DESCRIPTION

This parcel contains 11,830 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 2359 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11830.000	436,400	6,200	542,400	985,000
Total Card	0.272	436,400	6,200	542,400	985,000
Total Parcel	0.272	436,400	6,200	542,400	985,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.55 | /Parcel: 417.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 108252
GIS Ref:
GIS Ref:
Insp Date: 10/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 162.0-0002-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	436,400	6200	11,830.	542,400	985,000	985,000	Year End Roll	12/18/2019
2019	101	FV	325,100	6300	11,830.	542,400	873,800	873,800	Year End Roll	1/3/2019
2018	101	FV	324,100	5400	11,830.	480,400	809,900	809,900	Year End Roll	12/20/2017
2017	101	FV	324,100	5400	11,830.	402,900	732,400	732,400	Year End Roll	1/3/2017
2016	101	FV	324,100	5400	11,830.	402,900	732,400	732,400	Year End	1/4/2016
2015	101	FV	316,400	5400	11,830.	348,700	670,500	670,500	Year End Roll	12/11/2014
2014	101	FV	303,400	5400	11,830.	337,100	645,900	645,900	Year End Roll	12/16/2013
2013	101	FV	303,400	5400	11,830.	320,800	629,600	629,600		12/13/2012

!12671!

PRINT

Date	Time
12/11/20	02:44:26

LAST REV

Date	Time
10/15/18	10:31:16

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12671

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH HERBERT H	30990-579		12/23/1999	Family	350,000	No	No		
	9686-485		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	108252
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2017	645	Redo Bat	15,900	C				
7/31/2013	1150	Redo Kit	76,830	C				
10/24/2008	1347	Manual	18,000					renovate existing
11/10/2004	1086	Dormers	20,000	C		G6	GR FY06	11X14 DORMER OFFIC

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
5/2/2014	Measured	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
11/4/2008	Meas/Inspect	345	PATRIOT
6/6/2005	Permit Visit	BR	B Rossignol
12/16/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11830		Sq. Ft.	Site		0	70.	0.66	8									542,430						542,400	

Total AC/HA: 0.27158 | Total SF/SM: 11830 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 542,430 | Spl Credit | Total: 542,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09510386
Const Adj.:	0.99989998
Adj $ / SQ:	136.874
Other Features:	107000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	536058
Depreciation:	99707
Depreciated Total:	436351

COMMENTS

SINK IN BSMT/18 FT DORMER REAR NEW CON.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

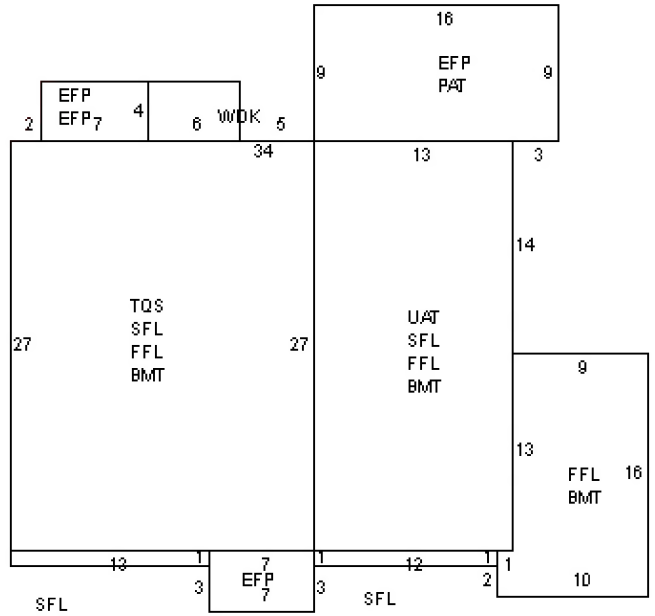
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.56
Special Features:	0	Val/Su Net:	112.45
Final Total:	436400	Val/Su SzAd	184.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,038	41.060	42,623
FFL	First Floor	1,038	136.870	142,076
SFL	Second Floor	916	136.870	125,377
TQS	3/4 Story	405	136.870	55,434
EFP	Enclos Porch	228	39.160	8,929
PAT	Patio	144	4.850	699
UAT	Upper Attic	88	54.750	4,804
WDK	Deck	24	16.000	384
	Net Sketched Area:	3,881	Total:	380,326

Size Ad	2359	Gross Are	4279	FinArea	2359

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

162.0-0002-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X23	A	AV	1929	20.72	T	40	101			5,400			5,400
19	Patio	D	Y	1	15X16	A	AV	2010	3.81	T	7.2	101			800			800

More:	N	Total Yard Items:	6,200	Total Special Featues:		Total:	6,200